



I-15 CORRIDOR DESIGN REVIEW BOARD

MINUTES OF MEETING OF JANUARY 21, 2010

Meeting was conducted at 5256 Mission Road, Suite 706 (La Sala Room), Bonsall, CA 92003 and called to order at 7:03 PM by Chairman Greg Izor. Board Members present; Bill Crocker, Chuck Davis, Tom Harrington, Michael McIntire, Barbara Rohrer and Joan Van Ingen.

Minutes of the 11/19/09 meeting were reviewed. Tom Harrington made the motion to approve the Minutes and Joan Van Ingen seconded. Motion carried 7-0. December meeting did not occur due to any agenda items.

REQUEST FOR WAIVER

- APN107-190-77. Madalene Engle, owner, submitted a waiver for a "fire rebuild" single story family replacement dwelling with attached garage to be constructed at 3729 Larkspur Lane, Fallbrook. Tom Harrington had reviewed the site and recommended approval and made the motion for approval and Joan Van Ingen seconded. Motion carried 7-0.
- APN108-240-19. Tammy Filippo, owner, submitted a waiver for a 2-story single story family with an attached garage. Site address is 2595 Daisy Lane, Fallbrook. Tom Harrington did a site review and recommended approval. The DRB discussed the project with applicant and had no issues with the proposed. Tom Harrington made a motion to approve and Michael McIntire seconded. Motion carried 7-0.
- APN186-612-29. James Riesenhuber, representative for the owner, presented a proposed solar panel roof top installation. Site address is 10115 Camino Elena, Hidden Meadows Sponsor Group. The DRB discussed the project installation and had no issues. Joan Van Ingen made a motion for approval and Tom Harrington seconded. Motion carried 7-0.

PLAN REVIEW

APN127-222-12, 16. Keith Reilly and Marc Nelson, representatives for Palomar Grading and Paving, Inc/Romero General Construction Corp., submitted a site plan for their facility. Site address is 8454 Nelson Way, Bonsall Sponsor Group. This facility has been in operation since 1997. The business was cited with code violations and the DPLU required those infractions be satisfied with a site plan depicting building and storage structure locations. The DRB discussed the project with the applicants and having no design issues determined they met all the DPLU requirements. Michael McIntire made the motion to approve and Barbara Rohrer seconded. Motion carried 7-0.

INFORMATIONAL PRESENTATION

- S04-005, S04-006 and S04-007. Project name; Meadowood, site address and nearest cross street is Pala Road (SR-76) East of I-15 near Pankey Road. Meadowood is a Pardee Homes project. This project was initially reviewed 8-21-08; see those Minutes for further details. Alan Zigauss and Michael While represented Meadowood. The "reps" gave a project presentation to the DRB and stated the E.I.R. was being reviewed by DPLU. The main development entrance is Horse Ranch Creek Road which intersects with Pala Road, SR-76. The project proposes 844 dwelling units with a mix of one (1) and two (2) story units.

INFORMATIONAL PRESENTATION - continued

- The project plan is to build in five (5) separate phases and tentatively with one (1) phase being school construction, if required by the local school district. Meadowood pointed out if the school option was not used then 44 additional homes would be built in its place bringing the total dwelling count to 888. DRB related to the Meadowood "reps" of concerns with building design appearance. The "reps" stated that Pardee Homes has created set of design guidelines specific to this project. There will be four (4) basic building designs. All models will be reviewed not to have static and unappealing exterior walls.
- The DRB related the following Meadowood design review issues:
 - Tree landscaping, it was requested that the trees be varied in height and in species it was indicated that would occur.
 - Water supply was questioned and Meadowood responded with no specific water district has been determined however it is believed that through the assignment process it will be the Valley Center Water District.
- This presentation was information only with no DRB action taken.

NEW BUSINESS - NONE

OLD BUSINESS

- Chuck Davis inquired as to the disposition of PA03-004, SPA03-08, TM5338, S07-031, Campus Park (Passerelle, LLC). Last review of this project was 11-19-09 with no action taken. This project was continued to the December 2009 meeting and no further review has occurred.
- Palomar College project review was discussed and it was determined that the DPLU or the DRB would not review this project because it is exempt due to its classification as a public school. The discussion of this project led to a general conversation regarding land use issues and more specifically with the I-15 and SR76 area, no DRB action took place.

PUBLIC ADDRESS ON NON-AGENDA ITEMS - NONE

CORRESPONDENCE

- DPLU Notice of Public Hearing dtd 1-25-10. Item 3-Standardization of plaques for County of San Diego Historical Designation and Landmarks. Item 4-Election of HSB Officers for 2010. No DRB action required information only.
- DPLU Notice of Public Hearing dtd 12-9-09. Case Number(s) 3800-04-06 (GPA), 3810-04-006 (SP), 3600-04-013 (R), 3100-5381RPL⁴ (VTM), 3500-04-035 (STP) and 3910-04-028 (ER). Applicant: Stonegate Merriam Mountains LLC. No DRB action required information only.
- DPLU document dtd 1-5-10 Preliminary notice of approval – Tentative parcel map no. 3200 21136 (TPM). Addressee Maha Arabshahi 1542 Silver Tree Lane Escondido, CA 92026. Information only, no DRB action required.

BOARD MEMBER DISCUSSION

- Joan Van Ingen will be out of area and will be returning 2-15-10 and Michael McIntire will be creating and posting the DRB Agenda to insure the required posting time for the 2-18-10 meeting.
- Barbara Rohrer informed the DRB that she had received her confirmation of reappointment for another term.

ADJOURMENT

- Greg Izor adjourned the meeting at 8:42 PM. The next scheduled meeting will be on 2/18/10 at 7:00 PM in the La Sala Room.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michael McIntire". The signature is written in black ink and is positioned above the printed name.

Michael McIntire for Joan Van Ingen, Secretary